

CHITILE  
Cortez

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**OAK CREEK ESTATES MASTER COMMUNITY, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF COMAL       §

The undersigned, being the Managing Agent for Oak Creek Estates Master Community, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Oak Creek Estates.
2. Name of Association: The name of the Association is Oak Creek Estates Master Community, Inc.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibit "A" attached to the "Master Covenant Oak Creek Estates" recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk's File No. 200806043736 (which said Exhibit "A" is incorporated herein by reference).
  - b. Oak Creek Estates, Phase IA, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Document No. 200706004327 of the Map Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Oak Creek Estates, Phase IB, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Document No. 200706004819 of the Map Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Oak Creek Estates, Phase IIA, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Document No. 201206040380 of the Map Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:
  - a. Documents:

- (1) Master Covenant Oak Creek Estates.
- (2) First Amendment to Master Covenant Oak Creek Estates.
- (3) Notice of Applicability Oak Creek Estates [Phase I].
- (4) Development Area Declaration Oak Creek Estates (Phase I).

b. Recording Information:

- (1) Comal County Clerk's File No. 200806043736.
- (2) Comal County Clerk's File No. 201706054264.
- (3) Comal County Clerk's File No. 200806043743.
- (4) Comal County Clerk's File No. 200806043744.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Oak Creek Estates Master Community, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal  
P.O. Box 803555  
Dallas, Texas 75380-3555.  
866.473.2573  
oakcreek@ciramail.com

7. The Association's Dedicatory Instruments are available to Members online at:  
[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Capitalization Fee (See Declaration Article 5, Section 5.15)	The Capitalization Fee is an amount equal to 1 year of the Regular Annual Assessment. The Capitalization Fee for 2021 is \$440.00. For future years, the Capitalization Fee amount must be confirmed with the Association.

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 29 day of December, 2021.

**Oak Creek Estates Master Community, Inc.**

By: RealManage, Community Managing Agent

By: Aimee Collier 

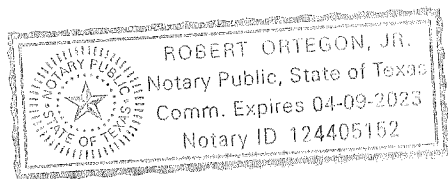
Printed: Aimee Collier

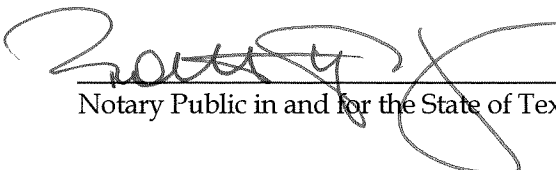
Its: HOA President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS    §  
   §  
COUNTY OF Brewer    §

BEFORE ME, the undersigned notary public, on this 18 day of January, <sup>2022</sup>~~2021~~, personally appeared Aimee Collier, HOA President for RealManage, Managing Agent for Oak Creek Estates Master Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



  
Notary Public in and for the State of Texas

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
01/18/2022 12:15:38 PM  
CASHONE 4 Pages(s)  
202206002706**



*Bobbie Koepp*